K 3536

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by Bernard E. Ferguson and wife, E. Dolores Ferguson, and ~~ponnnnnx~~ other good and valuable considerations, the receipt of which is herdby acknowledged, Ione Mary Steltemeier has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Bernard E. Ferguson and wife, E. Dolores Ferguson, their ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No. 3 on the Plan of the Lands of William H. Broadwell, as of record in Book 475, page 462, Register's Office for said County, described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, April 26, 1963, as follows:

Beginning on the northerly margin of Hill Road at an old stone at the southeast corner of lot No. 3 on said plan; thence north 5°35' east 395.3 feet to the center of a creek; thence with the center of the same north 88° 25' west 220.9 feet and south 65°32' West 185.9 feet; thence south 13° 00' west 320 feet to the northerly margin of Hill Road; thence with the same south 88° 31' east 425 feet to the point of beginning, containing 3.47 acres, more or less.

Being part of the real property conveyed to Ione Mary Steltemeier by deed from D. E. Mallernee, Jr., and wife, dated June 25, 1962, filed June 25, 1962, and recorded in book 3402, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard E. Ferguson and wife, E. Dolores Ferguson, their - heirs and assigns, forever.

And I do covenant with the said Bernard E. Ferguson and wife, E. Dolores Ferguson - - - - - that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for the year 1963 which have been pro-rated and assumed by the grantees hereunder.

And - - - I, Ione Mary Steltemeier - do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Bernard E. Ferguson and wife, E. Dolores Ferguson, their - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of May, 1963

Ione Mary Steltemeier

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